



~~September 18, 2007 CPC~~
October 16, 2007 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07SN0386

Broad Street Partners Commercial LLP

Bermuda Magisterial District

Elizabeth N. Scott Elementary; Chester Middle;
and Thomas Dale High School Attendance Zones

East line of Jefferson Davis Highway

REQUEST: Rezoning from Agricultural (A), Community Business (C-3), General Business (C-5) and Residential (R-7) to Community Business (C-3) with Conditional Use to permit multifamily uses plus Conditional Use Planned Development to permit light industrial uses and exceptions to Ordinance requirements.

PROPOSED LAND USE:

A mixed use development consisting of commercial, industrial and multi-family residential uses is planned.

RECOMMENDATION

Recommend deferral to December 18, 2007. Staff received amendments to the proffered conditions and Textual Statement on October 1 and 2 and has not had sufficient time to review the changes. In addition, the Transportation Department continues to review the submitted traffic impact analysis. If this case is deferred to December 18, 2007, any new or revised information should be submitted no later than October 15, 2007. Otherwise, a longer deferral would be in order.

CASE HISTORY

Applicant (9/18/07):

The applicant submitted a revised Textual Statement and plan along with revised proffered conditions.

Planning Commission Meeting (9/18/07):

At the request of the applicant, the Commission deferred this case to October 16, 2007.

Staff (9/18/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than September 24, 2007, for consideration at the Commission's October 16, 2007, public hearing.

Also, the applicant was advised in writing that a \$230.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (10/1/07 and 10/2/07):

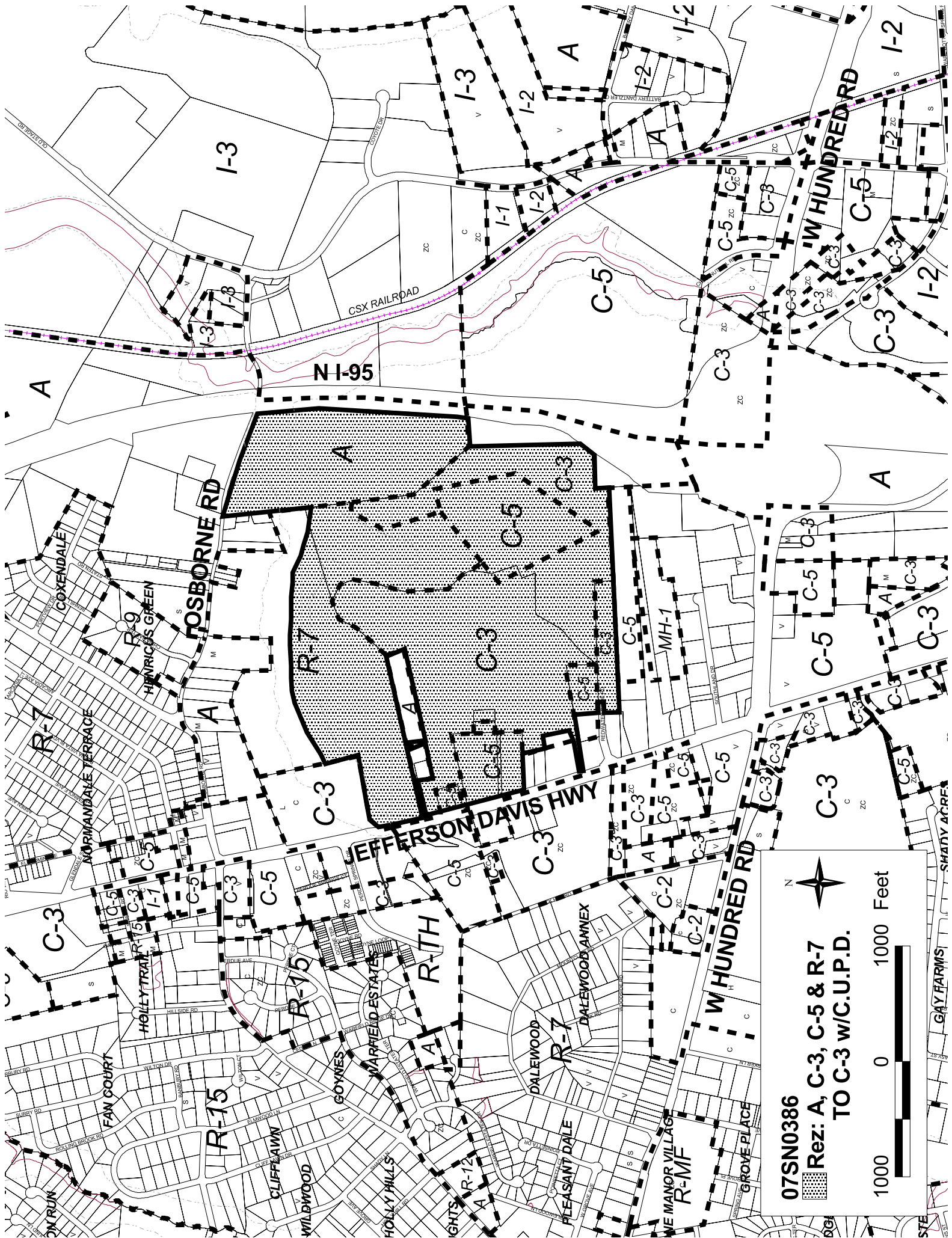
An amended plan, Textural Statement and proffered conditions, were submitted

Applicant (10/3/07):

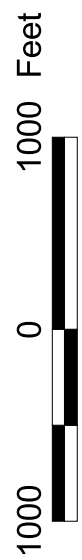
The deferral fee was paid.

Staff (10/3/07):

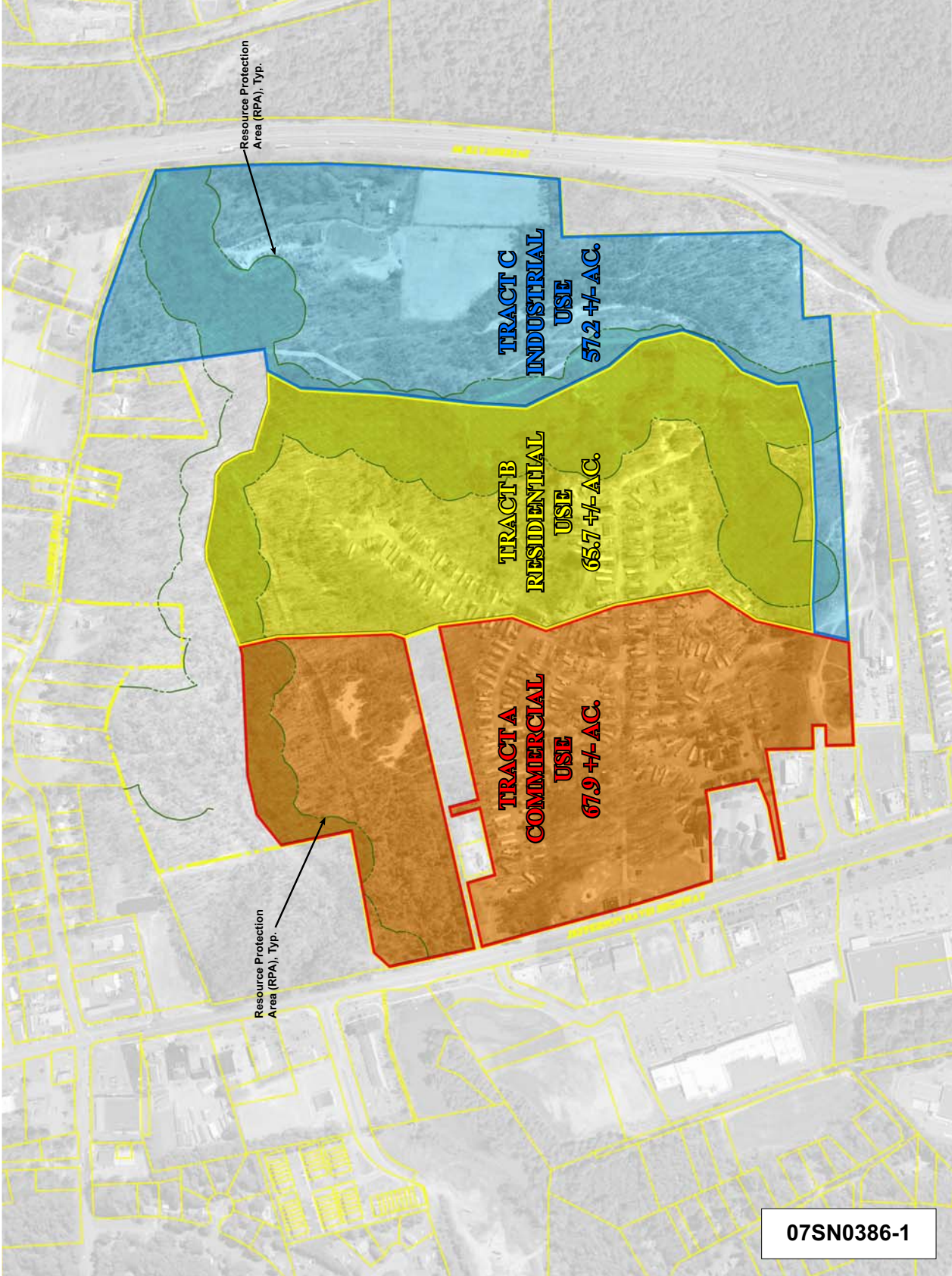
If the Planning Commission acts on this case on October 16, 2007, it will be considered by the Board of Supervisors on October 24, 2007.



07SN0386
 Rez: A, C-3, C-5 & R-7
 TO C-3 w/C.U.P.D.



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LAND USE PROGRAM

COMMERCIAL USE: 67.9 +/- AC.

RESIDENTIAL USE: 65.7 +/- AC.

INDUSTRIAL USE: 57.2 +/- AC.

TOTAL PROJECT: 190.8 +/- AC.

RESIDENTIAL DENSITY: 5.9 UNITS / AC.

INDUSTRIAL USE PERCENTAGE: 30.0%

NOTE:

RPA boundary depicted on the exhibit is pending Chesterfield County approval.

RPA boundary depicted on the exhibit is approximate location.

Exhibit A: Land Use Plan

Moores Lake Commons

US-301
Chesterfield County, Virginia
September 24, 2007

BROAD STREET PARTNERS
ORLANDO • CHARLESTON • JACKSONVILLE • FALCON

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